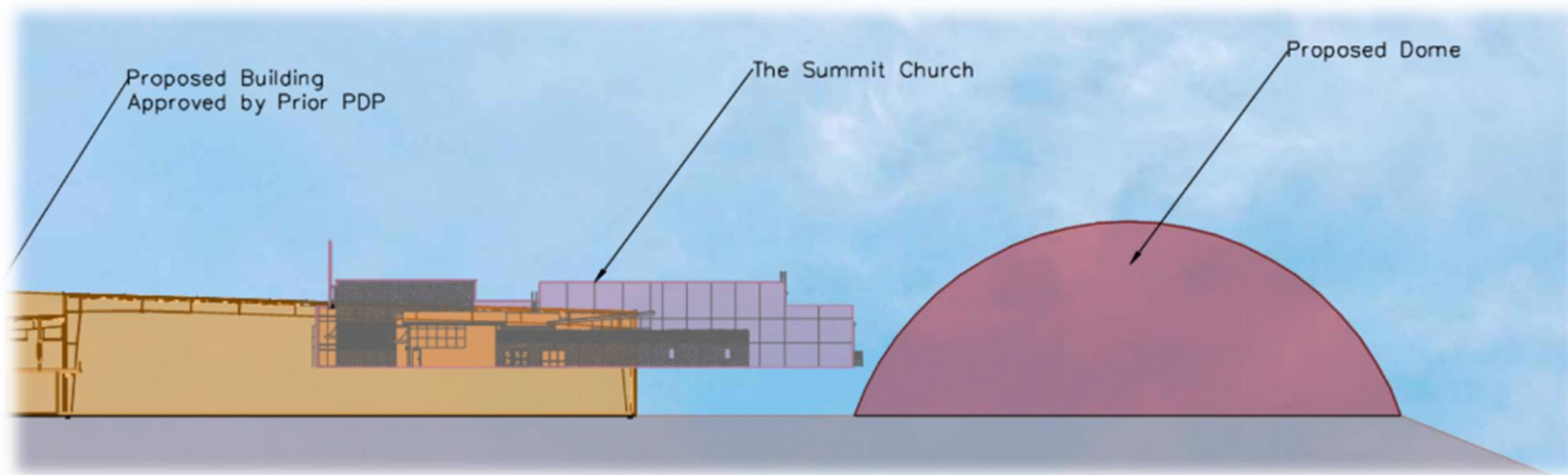




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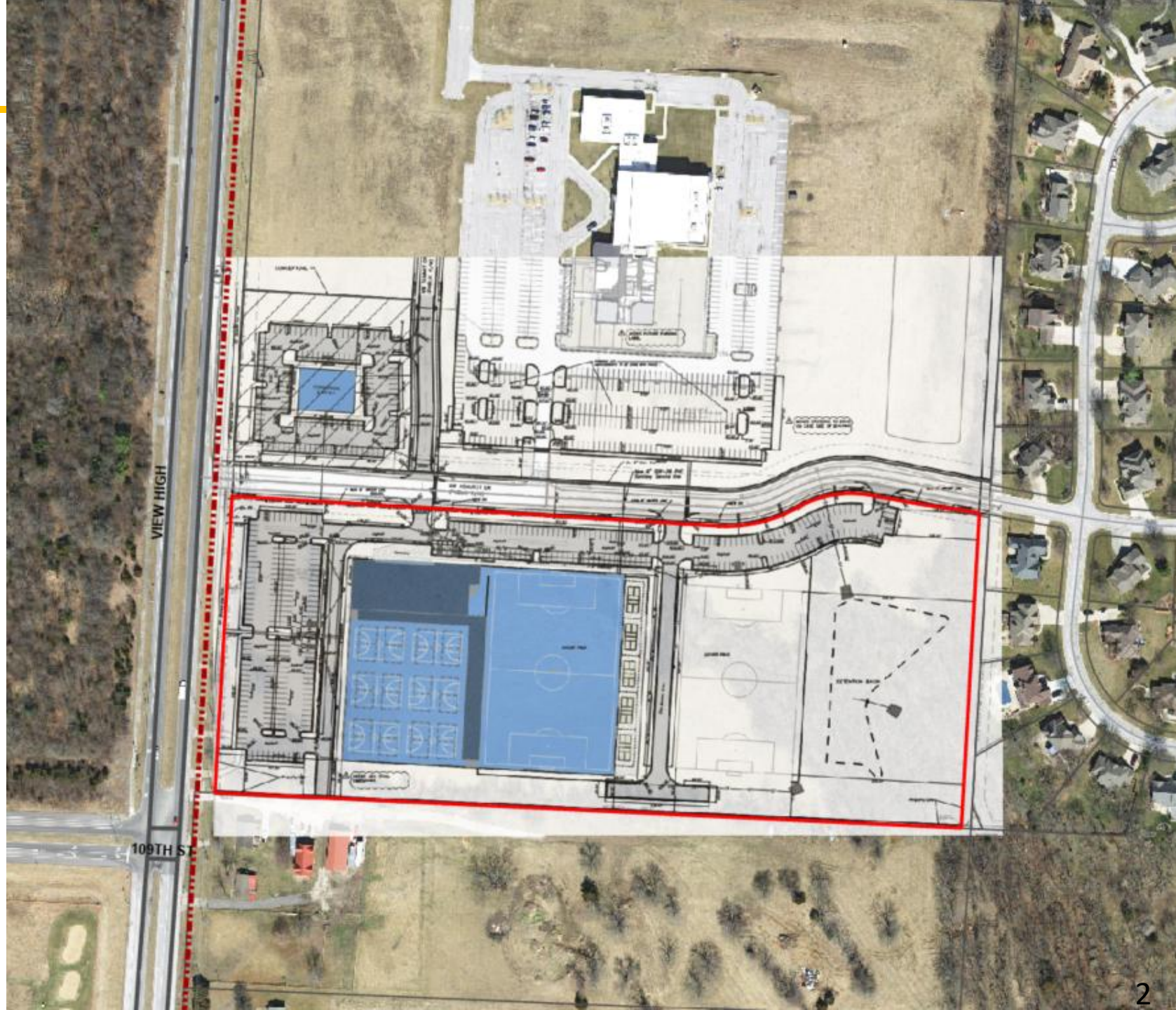
View High Sports Complex – 3301 NW Ashurst Dr. Special Use Permit & Preliminary Development Plan PL2025-241 & PL2025-249



Previously Approved PDP

Ord. 10118 approved Appl. #2024-283, a RZ & PDP for View High Sports Complex.

The complex includes an indoor soccer field, basketball/volleyball courts, and outdoor soccer field, and outdoor pickleball courts.

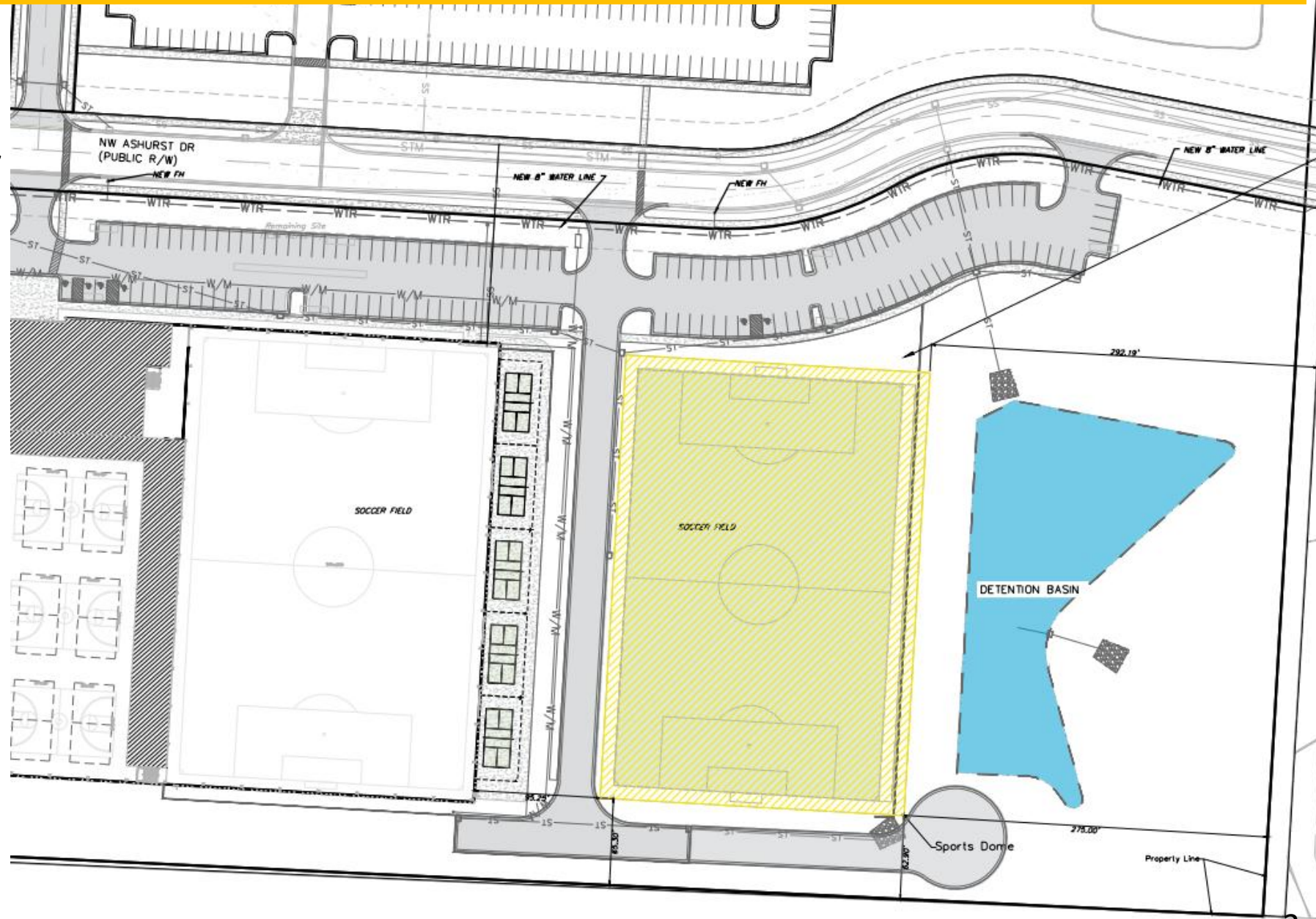


Project Request

Proposed special use permit and preliminary development plan on 15.40-acres for a seasonal, inflatable dome.

Applicant is requesting SUP approval for twenty (20) years.

Staff is recommending a five (5) SUP approval period.



Area/Zoning Map

3301 NW Ashurst Dr.
(zoned CP-2)

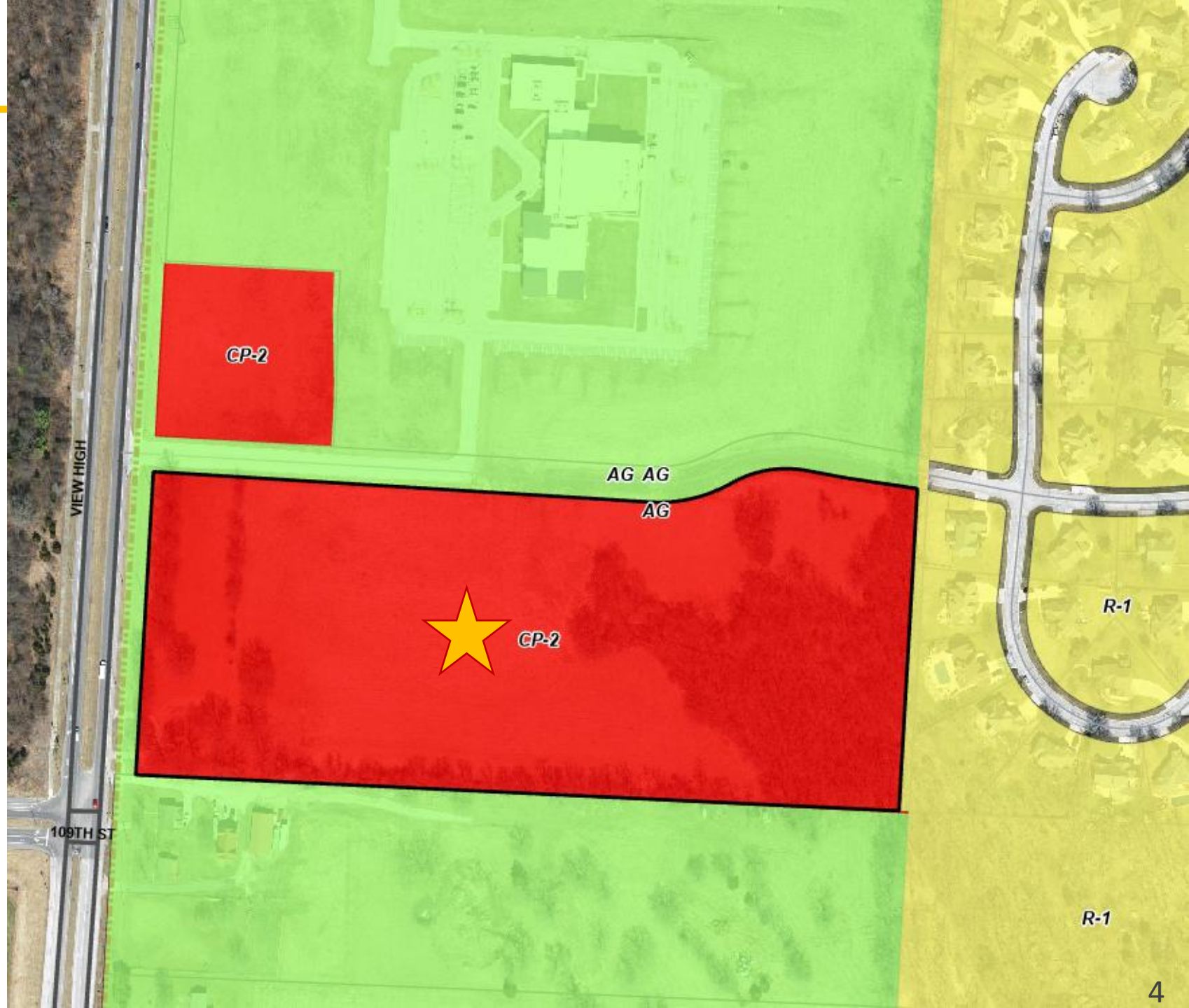
Adjacent Zoning:

North – AG

South – AG

East – R-1

West – Kansas City,
R-80



Ignite! Land Use Map

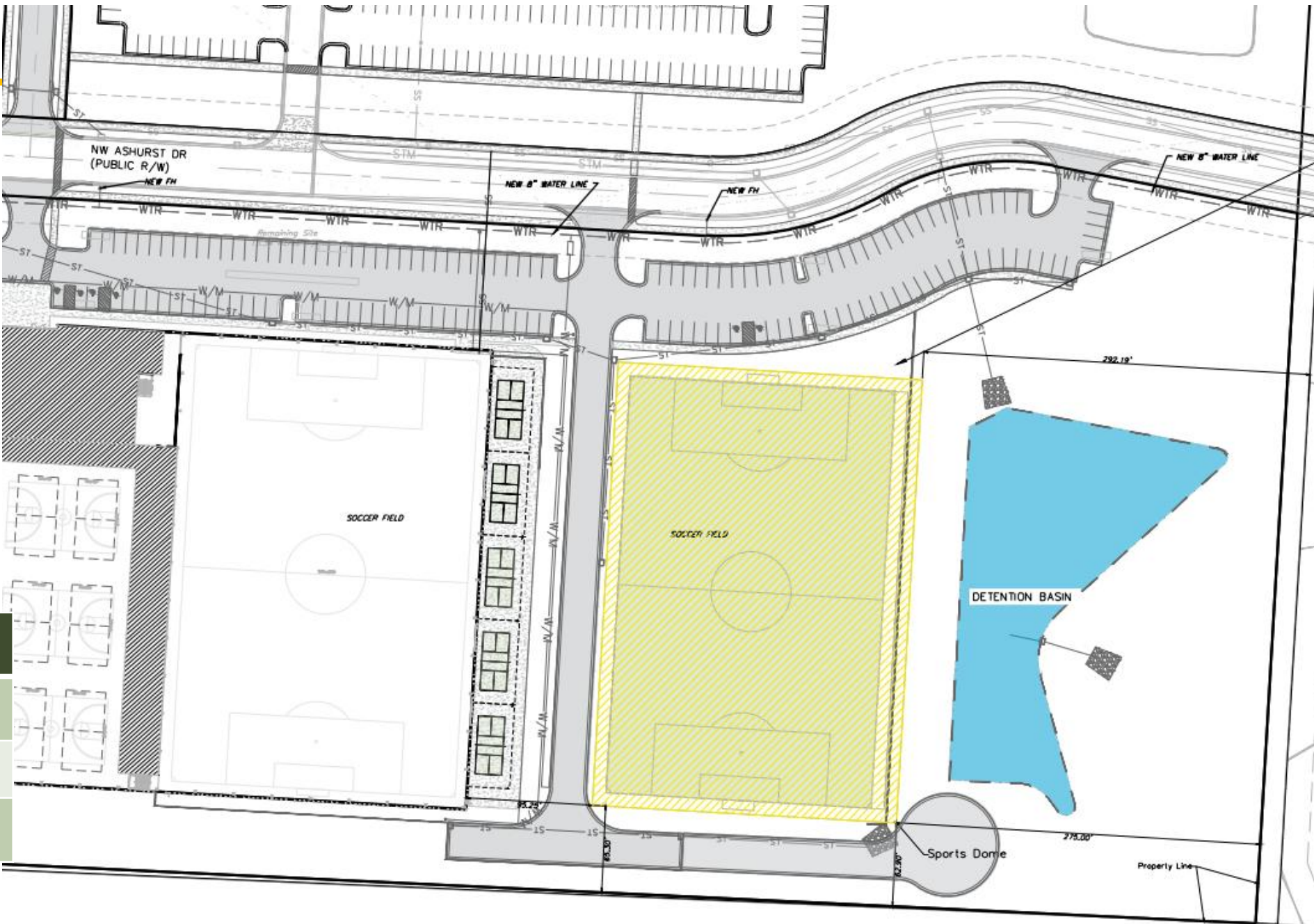
- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1 (Lower Intensity)
- Residential 2 (Medium Intensity)
- Residential 3 (High Intensity)
- Water Bodies



Project Information

Inflatable dome to be utilized from October 31-March 1 annually.

Fire lane to be extended along the southern edge.



Specification	Proposed
Dome Area	53,530-sf.
FAR	0.079
Height	80-ft.

Measuring Height - UDO

Sec. 15.650. - Building height.

Building height shall mean the vertical distance measured from the highest of the following three levels:

- A. From the street curb level;
- B. From the established or mean street grade in case the curb has not been constructed; or
- C. From the average finished ground level adjoining the building where it sits back from the street line;

To the highest point of:

- A. The coping of a flat roof or to the deck line of a mansard roof;
- B. To the average height of the highest gable of a pitched roof or hipped roof or hipped roof; or
- C. The maximum height of any segment of a stepped or terraced building.

Below: Overland Park – Elite Tennis Club



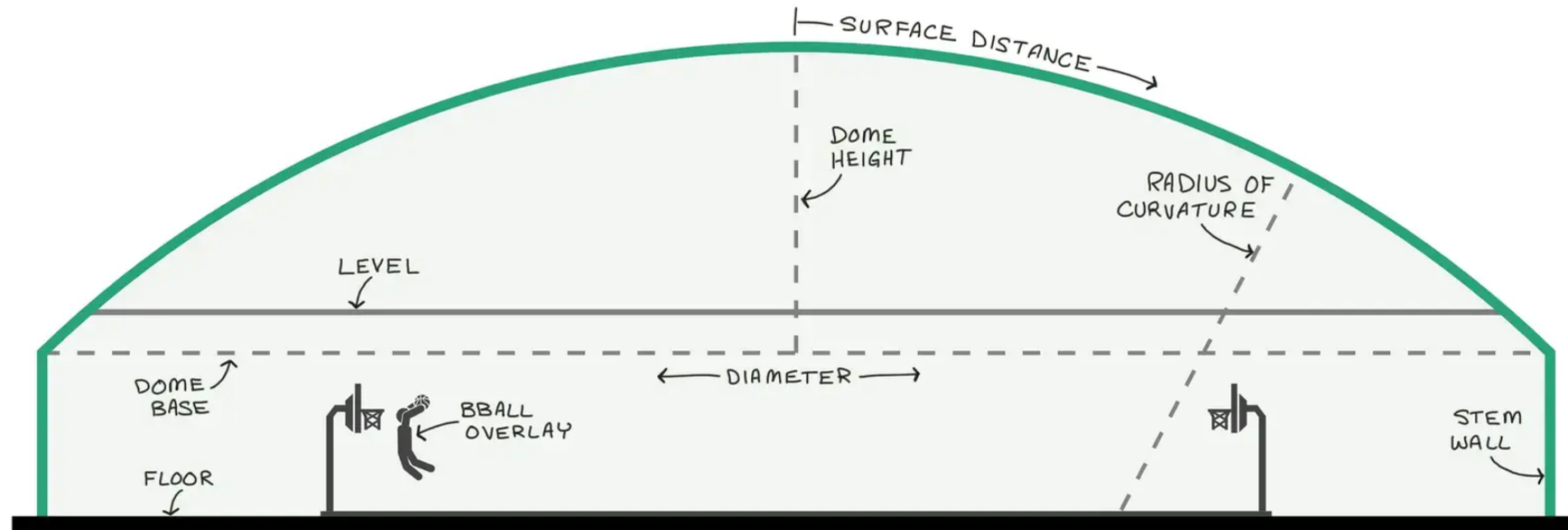
Measuring Height - Research

18.110.310 Height of a Building or Structure

Height of a building or structure means the vertical distance from the average ground level abutting a building or structure to the highest point of a building or highest point of any permanent part of a structure other than a building; except that for a single-family, two-family, or multi-family residence, the distance shall be from the average ground level at the front of the residence to the highest point of a flat roof, the deck line of a mansard roof, or the average height between the plate and ridge of a gable, hip, shed or gambrel roof. Height, where not regulated in feet, shall be regulated by stories, and a story shall be equal to 12 feet for purposes of measuring structures.

(History: Ord. ZRR-2134 §1, 98; ZRR-1925 §1,95; ZRR-1725; ZRR-1661; ZRR-1637; ZRR-889 §18.02)

Above: Overland Park Dimensional Standard

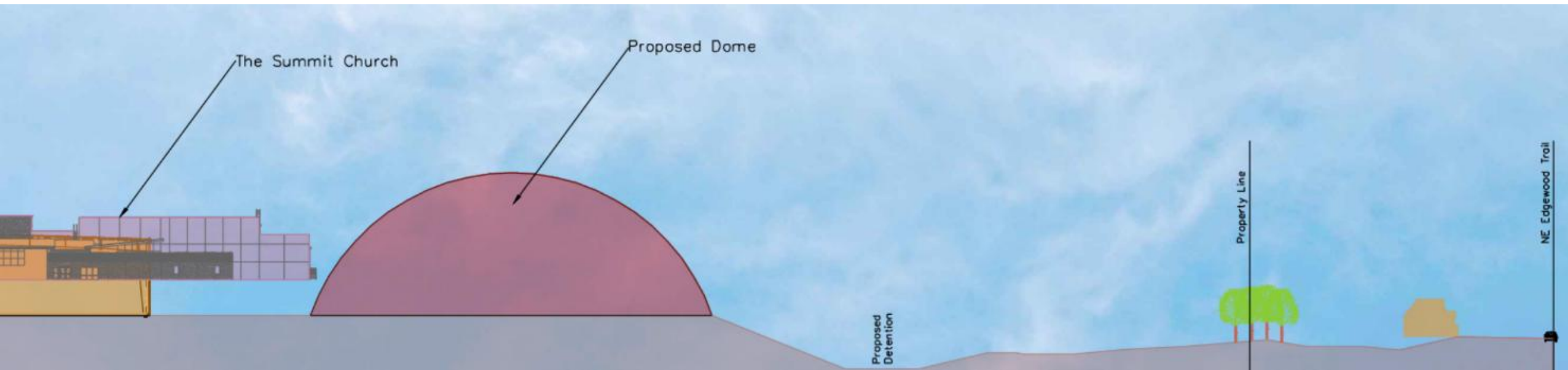


Above: Monolithic Dome Institute – Dome Measurement

Height – Modification Request

Requirement: Maximum structure height within the CP-2 district is 40-ft. (3 stories).

Proposed: The applicant is proposing the inflatable dome be 80-ft. tall at its tallest point.



Neighborhood Meeting

Neighborhood meeting held on October 14, 2025.

Questions and topics of concern:

- Height and color of the dome
- Noise
- Proximity to residential
- Storage of the dome

Staff has not received any comments or phone calls expressing concern and/or opposition to the project.



Approval Conditions

Preliminary Development Plan (PL2025-249):

- Development shall be in accordance with the preliminary development plan with an upload date of October 30, 2025.
- A modification shall be granted to UDO Sec. 6.050 to allow for inflatable dome to be 80-ft. tall.
- The inflatable dome shall not contain any signage.
- All previous conditions associated with Appl. #2024-283 shall remain valid and in effect.

Special Use Permit (PL2025-241):

- The special use permit shall be granted for a period of five (5) years from the date of approval.
- The inflatable dome is allowed to be erected from October 31-March 1 annually. Outside the specified time frame, it shall be stored out of sight.
- The dome shall not contain any signage.



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